

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

124 Gamon Street, Yarraville Vic 3013

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$1,100,000

Median sale price

Median price

\$1,050,000

Property Type

House

Suburb

Yarraville

Period - From

01/10/2019

to

30/09/2020

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	9 Browning St SEDDON 3011	\$1,120,000	09/10/2020
2	47 Walter St SEDDON 3011	\$1,120,000	23/09/2020
3	67 Ovens St YARRAVILLE 3013	\$1,100,000	22/10/2020

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

14/12/2020 11:17



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Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,100,000

Median House Price

Year ending September 2020: \$1,050,000

Comparable Properties



9 Browning St SEDDON 3011 (REI/VG)

Agent Comments

3
 1
 1

Price: \$1,120,000

Method: Private Sale

Date: 09/10/2020

Rooms: 4

Property Type: House (Res)

Land Size: 210 sqm approx



47 Walter St SEDDON 3011 (VG)

Agent Comments

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Price: \$1,120,000

Method: Sale

Date: 23/09/2020

Property Type: House (Res)

Land Size: 214 sqm approx

67 Ovens St YARRAVILLE 3013 (VG)

Agent Comments

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Price: \$1,100,000

Method: Sale

Date: 22/10/2020

Property Type: House (Res)

Land Size: 257 sqm approx